

FOR SALE – Offers in the Region of £59,950

11b Market Place

Bedale, North Yorkshire, DL8 1ED

Retail Premises – Potential for Conversion (STP)

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SITUATION/LOCATION

The property is situated adjacent to the Market Place in the heart of the town centre accessed via covered archway next to Rhubarb and Roses. Bedale is an affluent and popular market town with a diverse high street incorporating occupiers including Thomas the Baker, Barclays and a range of local operators including cafes/eateries, retailers and general dealers. Bedale lies approximately 2 miles south west of A1M with access at Junction 51 lying some 9 miles west of Northallerton, 21 miles south of Darlington and 37 miles north of York.

PREMISES

Two storey retail premises of traditional stone construction under a flat and felt covered roof with velux roof light.

The property was last occupied by a travel agency and is arranged to provide a vestibule entrance to sales area on the ground floor together with a further sales area and bathroom with shower cubicle, basin and wc on the first floor.

The property incorporates new UPVC double glazing and is heated by way of electrically operated wall mounted heaters.

DEVELOPMENT POTENTIAL

The property may be suitable for a variety of re-development opportunities, particularly residential conversion, subject to obtaining the necessary statutory consents.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor Sales	12.75sq.m.	138sq.ft.
First Floor Sales	9.43sq.m.	101sq.ft.
Net Internal Area	22.18sq.m.	239sq.ft.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £1,925. The property falls within the threshold for small business relief and eligible occupiers should benefit from full rates relief. Interested parties are advised to take up any further enquiries with the Local Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE

G-241



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